



May 4, 2021

**City of North Las Vegas Current Planning
2250 Las Vegas Boulevard North
North Las Vegas, NV 89030
702.633.1537**

**RE: Letter of Intent: APN: 124-29-513-008
(Special Use Permit)**

REVISED
5/05/2021
SUP-000015-2021

To Whom it May Concern:

We would like to introduce this application as the proposed Mini-Storage at Centennial and Simmons which is located at the SE corner of W. Centennial Parkway and Simmons Street and is an existing vacant lot infill project within an existing commercial center. This project consists of one parcel (APN: 124-29-513-008) that is approximately +/-3.44 gross acres in size, currently zoned C-1 Neighborhood Commercial. Per Title 17, due to the C-1 zoning, the Mini-Warehouse use is required to have a special use permit and we are requesting a special use permit with this application.

This proposed Mini-Storage building is 3 stories with a maximum height of 35'-0". This building is planned to have 86,625 square feet with a +/-1,174 square foot office. This facility is currently designed to have 655 storage units for rent which requires a total of 19 parking spaces where 19 parking spaces are provided for the storage use. To the south of the mini-storage building the site has been designed for covered RV/boat storage and enclosed RV/boat storage. This area has 59 covered RV/boat stalls ranging in size from 12'x20' to 12'x60'. At the southwest corner of the site there is a +/-7,150 square foot building which contains 9 covered RV/Boat storage spaces.

Additionally, this site is planned to have a +/- 4,940 square foot in-line retail building (one story) located to the west and north of the mini-storage building. This in-line retail building is projected to have +/-2,470 square feet of retail space and +/-2,470 square feet of fast food restaurant space with approximately 36.4% of indoor dining. We understand this in-line retail building to be a conforming use, but this building has been shown on the site plan to demonstrate the project location and that the site has sufficient parking for both the mini-storage and in-line retail building uses. This in-line retail building requires 32 parking spaces and 32 parking spaces have been provided. Hence, per Title 17 requirements 51 parking spaces are required and 51 parking spaces have been provided.

As an accessory use, on the western portion of the site, we are providing 5 parking spaces (9'x28' for truck rental spaces that are screened and behind the gates in the covered RV/Boat storage area.

The main entrance to the mini-storage building is located to the north with a tower feature that distinguishes this area as the office. In terms of design, the mini-storage building has been designed to

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have a similar aesthetic as the surrounding commercial center in terms of color, material and architectural features in order to create a harmonious and pleasing development that meshes well with the existing context. Access to the RV and boat storage is located near the southwest corner of the mini-storage building, and the exit from the RV and boat storage is located near the SE corner of the mini-storage building.

We feel that this proposed project would be a great addition to the area and follows the requirements set forth by City of North Las Vegas Title 17. We would greatly appreciate the staff's recommendation for approval. If you have any questions, please contact us at 702-806-6349.

Thank you,



Andrea Limpede Carroll

Principal Architect

NCARB(NV #7598)

Carroll Design Collaborative

SITE DATA

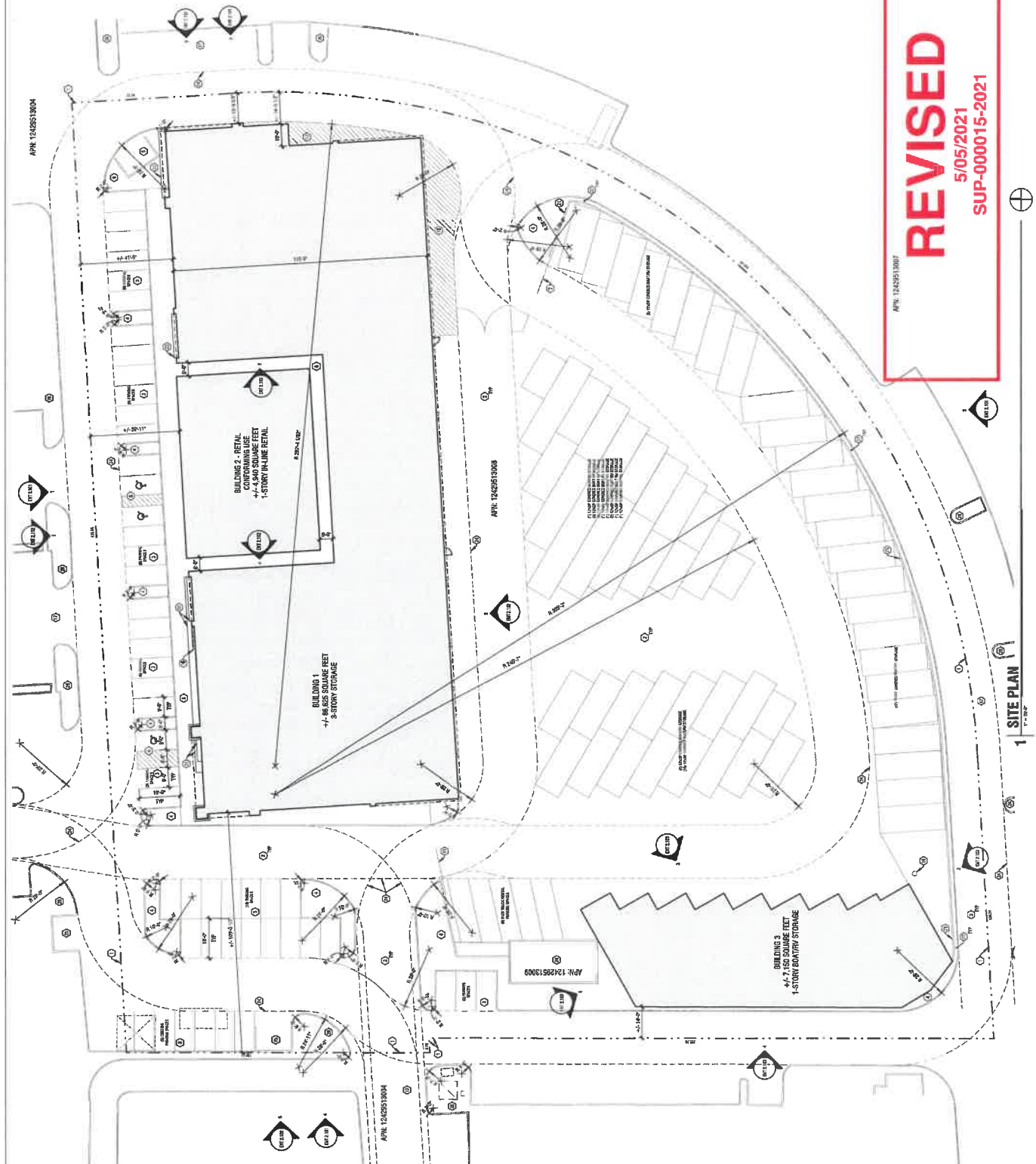
APPLICANT:	NORTH LAS VEGAS
PROJECT #:	12420513004
CURRENT ZONING:	C-1 RECREATION COMMERCIAL
PROPOSED ZONING:	C-1 RECREATION COMMERCIAL
OWNER:	APR 12420513004
TOTAL DEVELOPMENT AREA:	4.7-4.8 ACRES
TOTAL BUILDING AREA:	4.7-4.8 ACRES OF 4-STORY BUILDING 1 - 4.7 ACRES OF 1-STORY BUILDING 2

PARKING ANALYSIS

BUILDING 1 - 4-STORY RETAIL COMMERCIAL	11
BUILDING 2 - 1-STORY RETAIL COMMERCIAL	11
BUILDING 3 - 1-STORY RETAIL COMMERCIAL	11
TOTAL REQUIRED PARKING SPACES	33
MINIMUM REQUIRED PARKING SPACES	33
TOTAL PROVIDED PARKING SPACES	33
TOTAL REQUIRED PARKING SPACES	33
TOTAL PROVIDED PARKING SPACES	33
TOTAL REQUIRED PARKING SPACES	33
TOTAL PROVIDED PARKING SPACES	33

SITE PLAN KEYNOTES

1. PROPERTY LINE
2. NEAR ADJACENT DRIVE
3. PUBLIC PARKING
4. LANDSCAPE BUFFER PER 17.1 REQUIREMENT
5. EXISTING DRIVEWAY
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Architectural drawing of the exterior elevation of a building. The drawing shows a long facade with multiple windows and doors. The windows are arranged in a grid pattern, and the doors are located at the ends of the building. The drawing includes a scale bar at the bottom indicating dimensions in feet and inches.

1 BUILDING

2 BUILD

3 | BUILD

Figure 1: A schematic diagram of a building facade showing a window with a frame. The diagram is divided into two main sections: a top section labeled 'a' and a bottom section labeled 'b'. Section 'a' shows a cross-section of the window frame and the surrounding wall. Section 'b' shows a cross-section of the window frame and the surrounding wall, with a dashed line indicating the location of the window frame. The diagram is labeled with various dimensions and material properties, including 'h' for height, 'd' for diameter, 'r' for radius, 'k' for thermal conductivity, and 'lambda' for thermal conductivity. The diagram is also labeled with 'a' and 'b' to indicate different parts of the facade.

4
BUIL
LIT - 44

Architectural drawing of a building facade. It features a large, light-colored rectangular area, possibly a window or a wall section, with a dark horizontal line across its middle. Below this area is a door with a small window. To the right of the door is a window with a grid pattern. The drawing is oriented vertically on the page.

5 BUILD 44-4815

6 BUILD

[illegible]

REVENUE
1 INITIAL \$10,000 REVENUE

[illegible]

THE BUILDING - ELEVATIONS 1

Project Number 21-002

Buckley & Associates

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5/05/2021
SUP-000015-2021

ENT 2.102

CARROLL DESIGN
COLLABORATIVE
1800 FESTIVAL PLACE DRIVE, SUITE 100 KENNESAW, WA 98143

There is a growing and increasing demand for services and products that support the development of complex and sophisticated systems of equipment and infrastructure. The design and construction of these systems are often complex and require the expertise of a team of professionals. Carroll Design Collaborative is a team of professionals who are experts in the design and construction of these systems. We have a proven track record of successful projects and a commitment to providing the highest quality of service to our clients. We are currently seeking qualified individuals to join our team and help us continue to grow and expand our services. If you are interested in this opportunity, please send your resume and cover letter to info@carrolldesign.com. We will review your application and contact you if we are interested in moving forward.

Carroll Design Collaborative is an equal opportunity employer. We do not discriminate on the basis of race, gender, age, religion, or ethnicity. We are committed to creating a diverse and inclusive work environment for all of our employees.

Key to our success is our ability to work with our clients to understand their needs and provide a solution that meets those needs. We are a team of professionals who are experts in the design and construction of these systems. We have a proven track record of successful projects and a commitment to providing the highest quality of service to our clients. We are currently seeking qualified individuals to join our team and help us continue to grow and expand our services. If you are interested in this opportunity, please send your resume and cover letter to info@carrolldesign.com. We will review your application and contact you if we are interested in moving forward.

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Product Name
**CENTENNIAL AND
SIMMONS MINI STORAGE**
HOMESIDE VIDEO, INC.

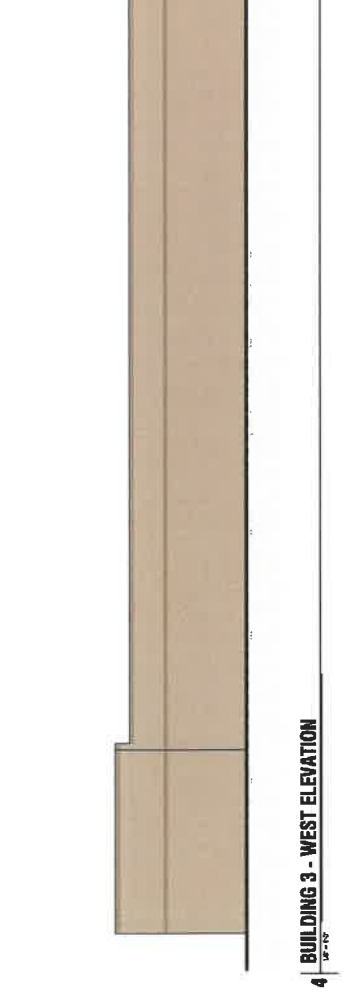
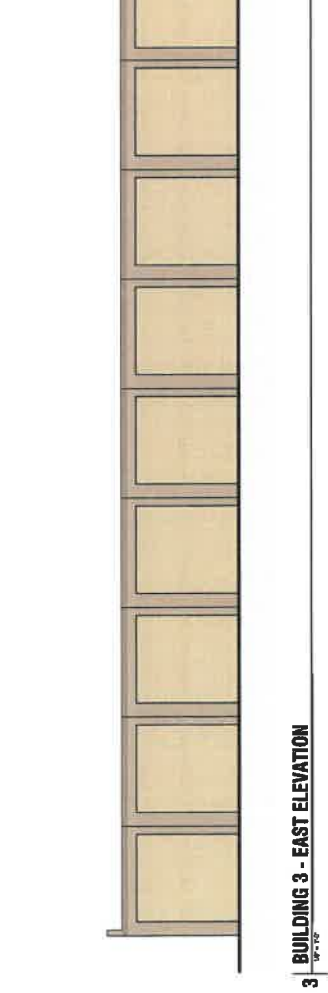
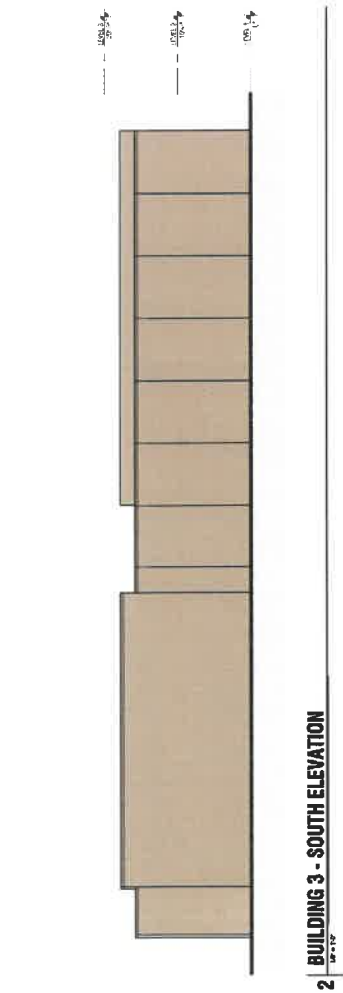
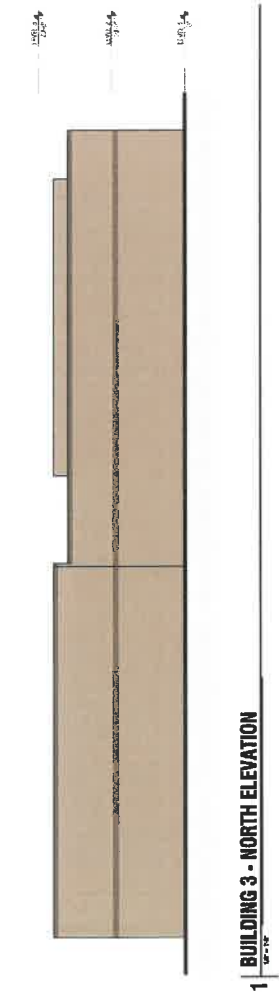
MATERIAL SCHEDULE

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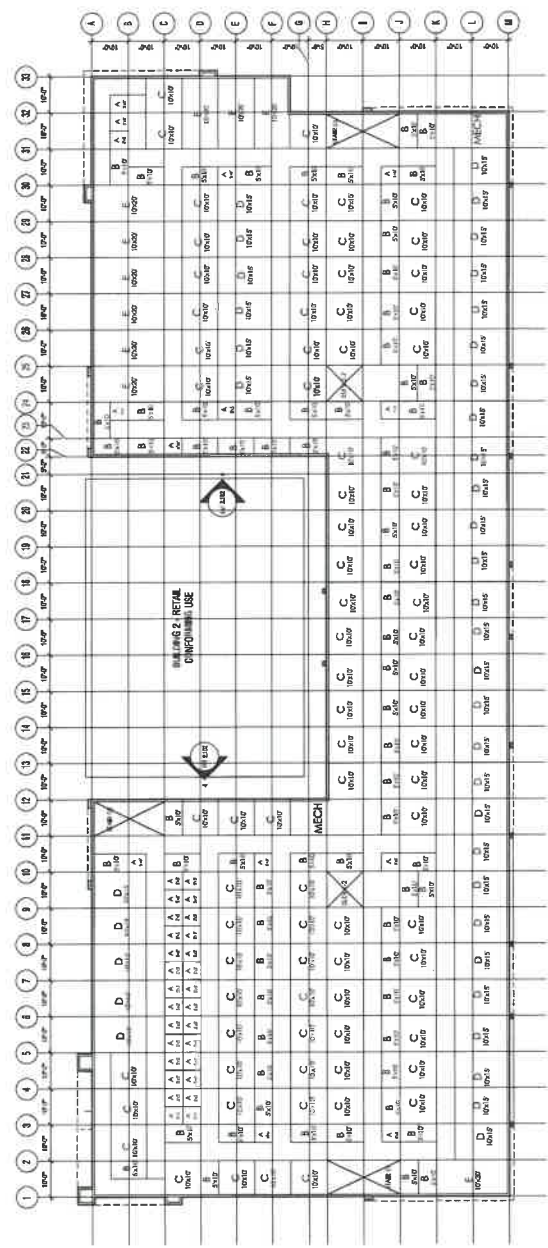
EXTERIOR ELEVATION KEYNOTES

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Consult

CENTENNIAL AND SIMMONS MINI STORAGE

Project Name

No.	Date	Description
1	05/05/2021	ENTRANCE PACKAGE

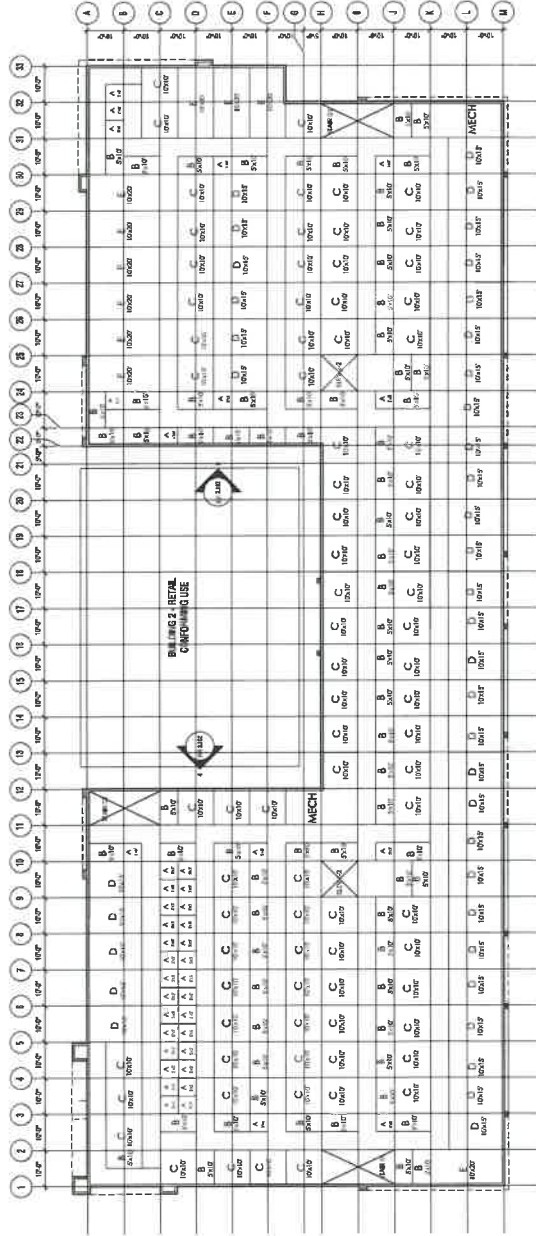
Sheet

MASTER FLOOR
PLAN - LEVEL 2
21-002
Project Number

ENT 1.102

1 MASTER FLOOR PLAN - LEVEL 2

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REVISED
5/05/2021
SUP-000015-2021



1000 FETTERLY PLAZA, SUITE 400, LAS VEGAS, NV 89155
 Project of Central City Corridor, City of Las Vegas and Nevada
 The drawings and specifications are prepared by the firm and are not to be used for any other project without the written consent of the firm.
 The drawings are prepared by the firm and are not to be used for any other project without the written consent of the firm.
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Consultant

CENTENNIAL AND SIMMONS MINI STORAGE

1000 FETTERLY PLAZA, SUITE 400, LAS VEGAS, NV 89155

Project Name

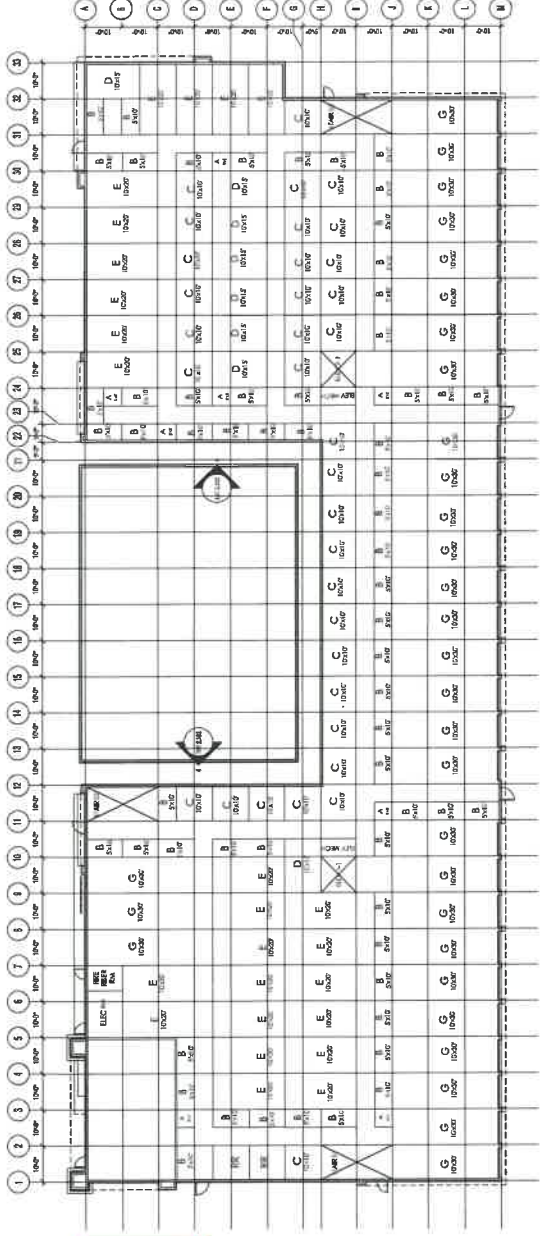
No.	Date	Description
1	11 MAR 2021	ENTIREMENT PACKAGE

Scale

MASTER FLOOR
PLAN - LEVEL 1
Project Number
21-002
5/05/2021 11:00:00 AM

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1 | MASTER FLOOR PLAN - LEVEL 1



UNIT TABULATIONS

UNIT	SIZE	NUMBER OF UNITS		TOTAL UNITS
		1ST FL.	2ND FL.	
A	6'00" x 6'00"	3	42	45
B	6'00" x 6'00"	61	71	132
C	6'00" x 6'00"	34	83	117
D	6'00" x 6'00"	6	30	36
E	10'00" x 26'00"	26	10	36
F	10'00" x 26'00"	31	0	31
TOTAL		167	244	411

